

# FARMINGTON CITY PLANNING COMMISSION

Thursday, May 24, 2007

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## **PLANNING COMMISSION STUDY SESSION**

***Present:*** Chairman Jim Talbot, Commission Members John Bilton and Andrew Hiller, Alternate Planning Commission Member Randy Hillier, City Planner David Petersen, Recording Secretary Jill Hedberg. Planning Commission Members Kevin Poff, Cory Ritz, Rick Wyss and Paul Barker were excused. Alternate Planning Commission Member David Safeer was also excused.

**Chairman Talbot** called the meeting to order at 6:30 P.M. The following items were reviewed:

**Agenda Item #3: Boyer Wheeler Farm- Applicant is requesting a recommendation for Final Plat approval for Phases 1 & 2 of the Farmington Meadows Subdivision consisting of 63 lots on 80 acres in the AE zone at approximately 2000 West 400 North (S-23-05/S-1-07)**

The Planning Commission discussed the applicant's request. The Planning Commission members were concerned about how the open space areas will be maintained. They agreed that the City should enforce the weed control but it is not appropriate to include it as a condition of approval.

**Agenda Item #4: Public Hearing: Rainey Homes - Applicant is requesting a Temporary Use Permit to operate a temporary sales office from a model home on Lot 201 (632 West 575 South) in Miller Meadows Subdivision on .28 acres in the AE zone (TU-3-07)**

**Randy Hillier** questioned why the City would consider allowing the old Glover home to be demolished.

**John Bilton** explained that the old home is extremely dilapidated and has a 12' difference in the elevation. As part of the sales agreement between the applicant and the property owner, the applicant agreed to remove the old home. The Historic Preservation Commission did not designate this home as one of the top ten homes on the preservation list.

**David Petersen** explained that the City standard requires that the applicant provide 1.8 acres of open space. City staff is willing to allow the applicant to provide 1.7 acres of open space in exchange for the developer providing landscaping on the Frontage Road. He also explained that the temporary detention basin may become the bottom 1/16th of the City's detention basin which is acceptable to City staff.

The meeting adjourned at 7:00 P.M.

## **PLANNING COMMISSION REGULAR SESSION**

**Present:** Chairman Jim Talbot, Commission Members John Bilton, Andrew Hiller, Kevin Poff, Cory Ritz, Alternate Planning Commission Members Randy Hillier and David Safeer, City Planner David Petersen, Recording Secretary Jill Hedberg, Rick Wyss and Paul Barker were excused.

**Chairman Talbot** called the meeting to order at 7:00 P.M. and offered the invocation.

## **APPROVAL OF MINUTES**

**John Bilton** moved that the Planning Commission approve the minutes of the May 10, 2007, Planning Commission Meeting with changes as noted. **Andrew Hiller** seconded the motion. The Commission voted unanimously in favor.

## **CITY COUNCIL REPORT**

**David Petersen** reported the proceedings of the City Council meeting which was held on May 15, 2007. He covered the following items:

- The City Council discussed the request of Trophy Land Development to rezone 21.43 acres at the southwest corner of State Street and 650 West. The City Council was accepting of the proposal but was not willing to take action until the applicant has received schematic plan approval.
- The City Council granted Schematic Plan approval for the Wild Woods Subdivision.
- The City Council granted Final Plat approval for Phase 1 of the Village at Old Farm.
- The City Council discussed the decorative fencing, sound mitigation and landscaping requirement for the property along the frontage of the Rice Estates PUD. The wall and landscaping will be similar to that of the Cave Hollow K subdivision which is south of this project.

**BOYER WHEELER FARM - APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR PHASES 1 & 2 OF THE FARMINGTON MEADOWS SUBDIVISION CONSISTING OF 63 LOTS ON 80 ACRES IN THE AE ZONE AT APPROXIMATELY 2000 WEST 400 NORTH (S-23-05/S-1-07) (Agenda Item #3)**

**Background Information**

**General:** Both phases 1 and 2 have been processed and presented together for final approvals and recording. Technical reviews have all been completed satisfactorily. Lot sizes are very mixed, ranging between almost 52,000 square feet down to just over 12,000 square feet. All streets are public and dedicated 55' right of ways with 27' asphalt, curb and gutter, 7.5' park strips and 4' sidewalks.

**Conservation Land:** Several parcels have been designated as conservation land, and the draft conservation easement which will overlay them is being reviewed by the City Attorney now. Covenants, Conditions and Restrictions (CC&Rs) have been drafted whereby a Homeowner's Association will retain ownership and maintenance of most of the conservation land. Parcel A is proposed to be used for some needed detention. Portions of the parcels B and C are wetlands, and will be maintained as such. The exception is that a portion of parcel B is slated to have a small playground maintained by the HOA. Staff has asked for plans of parcel B's development as a condition of approval. Parcel D is a large area on the N/W perimeter of phase 1. The developers (Boyer Company) will retain ownership of Parcel D, and the responsibilities for its maintenance. There are parties interested in some limited use of it for horse property, etc.

**Trails:** Relative to the conservation land, a 20 foot easement is being provided for the continuation of the Great Salt Lake Shoreline Trail North and East across Phase 1. This easement and trail will run where parcel D adjoins the rest of the subdivision. GPS points were made for the trail's location recently with the cooperation of the developer. There is an access from the subdivision to the trail as well as along a maintenance road required for the storm drainage along the west line of open space parcel A (almost entirely wetlands) to where it intersects parcel D. After walking the proposed trail easement, Planning staff also feels that a second connection from the subdivision to the trail should be provided between lots 137 and 138 where the ½ cul-de-sac in proposed Loveland Lane puts it very close to parcel D and the trail easement. Staff has recommended it as a condition of approval.

END OF PACKET MATERIAL

**David Petersen** displayed a slide of an aerial photo and pointed out where the property is located. He also displayed an overhead of the final plat and pointed out where phases 1 and 2 are located, as well as where the wetlands and trail are located. City staff recommends approval subject to the 7 conditions that were listed in the Planning Commission packet.

**Motion**

**Andrew Hiller** moved that the Planning Commission recommend approval of the final plats for the Farmington Meadows Subdivision, phases 1 and 2, subject to all applicable Farmington City development standards and ordinances and the following:

1. Review of the Homeowner's Association and the Covenants & Restrictions documents submitted to the City Attorney, to be recorded concurrently with the final plats;
2. Approval of the Conservation Easement by the City Attorney to be recorded concurrently with the recordation of the first final plat for the project.
3. The developer shall provide a connection from the subdivision to the trail easement on parcel D between lots 137 and 138.
4. The developer shall provide a landscaping and development plan acceptable to the City for the open space area contained in parcel;
5. Applicant must comply with all conditions of the Preliminary Plat approval;
6. An agreement must be in place between the City and other parties involved to ensure the installation, funding, and reimbursement of a 36" storm drain line located on the southern boundary of the project;
7. Improvement drawings, including a grading and drainage plan and related SWPPP and other documents must be reviewed and approved by the City Engineer, Public Works, Planning Department, Fire Department, CDS and Benchland Water.

**John Bilton** seconded the motion, which passed by unanimous vote.

[**David Safeer** and **Cory Ritz** arrived at 7:08 p.m.]

**Findings**

- The developer has worked well with City staff and has followed through on previous commitments he has made to the City.
- The developer has exceeded the open space requirement and has agreed to provide an additional trail connection.
- This project is in the best possible location and complies with the zoning standards.

**RAINEY HOMES - APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR THE TUSCANY VILLAGE SUBDIVISION CONSISTING OF 43 LOTS ON 16.76 ACRES IN THE LR ZONE AT APPROXIMATELY 1000 SOUTH 200 EAST (S-26-05) (Agenda Item #4)**

**Background Information**

**General:** The Tuscany Village Subdivision was first before the Planning Commission some time ago, in the summer of 2005. At that time the City approved an annexation, change of zoning and schematic and preliminary plans for the project. In the ensuing months, the developers have been working out wetland and some other issues, and are now prepared to petition for final approvals.

The project covers land between Highway 106 on the east to the Frontage Road on the west, and varies in width north to south between just over 550' at the greatest (Highway 106) and around 205' at the least (Frontage Road). The layout includes 43 lots and 4 conservation land parcels totaling 16.76 acres altogether. The building lots range between 8,000 square feet at the smallest and 40,000 square feet at the largest, but the great majority of them fall squarely around 10,000 square feet.

The access is principally from proposed 1600 South Street, with two cul-de-sacs and three east-west roads which will be stubbed for future and pending developments to the north and south of the project.

**Technical Reviews/Improvements:** Road improvements to the interior proposed streets, 1600 South (both sides) and the Frontage Road are planned as part of the project. 7.5 park strips and 4' sidewalks are planned for 1600 South and the interior project roads. The Frontage Road improvements abut Parcel 1 which is a wetlands mitigation area and detention basin.

Since Preliminary Plat was granted to this project, the City has approved the Willow Creek Subdivision on Lund Lane and the Frontage Road. The improvements in that project including an 8' meandering sidewalk and a total of 32' deeded to the City. This roughly matches the road improvements to the south and north. Staff suggests that for continuity *Tuscany Village should match the improvements as planned for Willow Creek in form and dimension as a condition of any recommendation for Final Approval by the Commission.*

**Other Improvements:** The developer has also provided a 20' wide easement for a trail exiting the property on the north side of 1600 South between lots 42 and 43. This is per the City's conditions of Preliminary Plat approval. A total of 4 parcels will remain as Conservation Land on the project, and will require conservation easements to be recorded with the plat.

**Wetlands/Detention:** There are some wetlands on the property, and some have been contained in

planned conservation open space within the project. The largest wetland will be a mitigation area adjacent to the Frontage Road and the detention basin. Our City Engineering has reached a tentative agreement with the Developers and with Symphony Homes (developing immediately north of Tuscany Village) regarding the detention basin. It will officially be a temporary facility, but may become permanent.

***Existing Homes/Glover Historic Home:*** There are two existing homes on the subject property. One is scheduled to remain; the Susan Turner home on proposed lot 23. The other is the historic Glover Home, on proposed lot 31. It straddles the rear lot line which is also the north boundary of the project. This is one significant problem with the preservation of the Glover Home. Another is its elevation relative to the rest of the property and the needs for drainage that the construction of the roads and housing will bring. The developers do not feel that they can preserve the existing home because of these constraints. One of the conditions of prior approvals has been that the developers would devise a plan to save the Glover home. At this point, they feel that there is not a truly viable way to fulfill that condition of their approval and would ask that it be waived. The Commission will have to determine if there is sufficient interest in the preservation of the home to warrant any more research and delay on the part of the developers in this case.

END OF PACKET MATERIAL

**David Petersen** displayed a slide of an aerial photo and pointed out where the property is located. He also displayed an overhead of the vicinity map and the Final Plat. He pointed out where the wetlands and open space areas are located, as well as where the stub streets will be located. The developer is approximately 1/10th of an acre short of meeting the open space requirement. The City Manager is willing to allow the developer to provide landscaping along the Frontage Road to make up for the difference. The future of the old Glover home has not yet been determined but it has been found that the home straddles the Rice Farms/Symphony Homes property line. City staff recommends approval of the final plats for phases 1 and 2 subject to the six conditions that were listed in the Planning Commission packet.

**Chairman Talbot** stated that the applicant and City staff should resolve the issue regarding the old Glover home.

### **Motion**

**John Bilton** moved that the Planning Commission recommend Final Plat approval to the City Council subject to all applicable Farmington City development standards and the following conditions:

1. The Developer must continue to work with staff to correct any deficiencies in the plat or related improvement drawings in preparation for recording;

2. The Developer must redesign the improvements on Frontage Road to match the planned improvements at Willow Creek, and submit for staff review and approval;
3. Full executed declaration of covenants, conditions and restrictions together with conservation easements and other bonds, guarantees or easement agreements shall be provided to the City as required by Chapter 12 of the zoning Ordinance and/or the City Attorney;
4. The developer shall prepare and submit a consistent street lighting plan for review and approval by the City;
5. Applicant must comply with all conditions of the Preliminary Plat approval;
6. Improvement drawings, including a grading and drainage plan and related SWPPP and other documents must be reviewed and approved by the City Engineer, Public Works, Planning Department, Fire Department, CDS and Benchland Water.

**David Safeer** seconded the motion, which passed by unanimous vote.

### **Findings**

- This project meets the City's density requirement.
- The developer is willing to provide landscaping along the Frontage Road since they did not meet the open space requirement.
- The developer has made an effort to determine whether the old Glover home has historic value but has found that the home is situated on the property line.
- As requested, the developer has provided stub streets to adjacent properties.
- The residents in the area have not expressed opposition to the project.

### **PUBLIC HEARING: RAINEY HOMES - APPLICANT IS REQUESTING A TEMPORARY USE PERMIT TO OPERATE A TEMPORARY SALES OFFICE FROM A MODEL HOME ON LOT 201 (632 WEST 575 SOUTH) IN THE MILLER MEADOWS SUBDIVISION ON .28 ACRES IN THE AE ZONE (TU-3-07) (Agenda Item #5)**

### **Background Information**

Rainey Homes proposes to build a model home to house a temporary sales office on Lot 201 in the Miller Meadows Subdivision (phase 2) at 632 West 575 South (Rigby Road). Model homes with a temporary sales office require a Temporary Use Approval from the Planning Commission.

This proposal to use the model home for a sales office does not include plans for a separate parking area. This phase of Miller Meadows includes 25 lots, and Rainey Homes does not feel that the sales office would require more parking than the driveway and street parking would comfortably handle. They estimate the traffic generated by the sales office would be light, approximately 20 to 25 visitors per week and two staff. They do not anticipate using this model home through all four phases of Miller Meadows, and indicate it would be in use for about two years.

Also for consideration, they are also proposing that a lighted American flag and a sign be located on the property.

END OF PACKET MATERIAL

**David Petersen** displayed an aerial photo and pointed out where the model home will be located. The City will allow the model home to be used until the last lot in the subdivision is sold.

[**Kevin Poff** arrived at 7:15 p.m.]

### **Public Hearing**

**Chairman Talbot** opened the meeting to a public hearing and invited the applicant to address the Commission.

**Brock Johnston** (Rainey Homes, 520 North 900 West, Kaysville) said they have received a lot of interest from potential buyers. They are certain this will be a great community.

### **Public Hearing Closed**

With no further comments, **Chairman Talbot** closed the public hearing. The Commission members discussed the issues, including the following points:

**John Bilton** questioned how tall the American flag will be.

**Brock Johnston** said the flag will comply with Farmington City ordinances. It will not exceed the height of the flag that exists on their 200 East property.

The Planning Commission discussed the issue and agreed that any flag pole used on the property must be approved by City staff to ensure that it is in appropriate scale with the model home and neighborhood.



**Motion**

**Cory Ritz** moved that the Planning Commission approve the temporary use, subject to all applicable codes, development standards and ordinances and with the following conditions:

1. Permanent signs are prohibited. The size and location of signs must be in compliance with provisions of the zoning ordinance in which the use is conducted. All signs must be removed when the activity ends.
2. No loud speakers or amplifying sound devices shall be used in conjunction with the temporary use.
3. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots. Search lights shall not be permitted.
4. Conduct of the temporary use shall be limited to hours between 8:00 a.m. and 8:00 p.m.
5. No portable restroom facilities are allowed on site. Restrooms must be provided inside the model home/sales office.
6. The use granted is solely for purposes of a sales office associated with the subdivision in which it is located, and no other commercial activities of any kind shall be associated with this use permit.
7. Any flag pole used on the property must be approved by City staff to ensure that it is in appropriate scale with the model home and neighborhood.

**John Bilton** seconded the motion, which passed by unanimous vote.

**Findings**

- The model home will only be used until the last lot in the subdivision is sold.
- The applicant has worked well with the City in the past.
- This application is consistent with other applications that have received approval in the past.

**PUBLIC HEARING: FARMINGTON CITY- APPLICANT IS REQUESTING A RECOMMENDATION REGARDING CHAPTER 31 OF THE ZONING ORDINANCE TITLED FLOOD DAMAGE PREVENTION ORDINANCE (ZT-5-07) (Agenda Item #6)**

### **Background Information**

The Flood Insurance Rate Maps (FIRM), better known as the flood plain maps, have been revised by the Federal government. The new maps have been issued and will become effective on June 18, 2007.

As part of this amendment process, local communities that wish to continue to have flood insurance must revise their flood plain ordinance to adopt the new maps and to make sure their language complies with all Federal requirements for flood plain ordinances.

The Planning staff has worked with the City Attorney to make sure the City is in compliance. ZT-5-07 is a request to amend Chapter 31 Flood Damage Prevention Ordinance of the Farmington City Zoning Ordinance.

END OF PACKET MATERIAL

**David Petersen** reviewed the “Background Information.” He explained that all municipalities must adopt the Ordinance in order to qualify for natural disaster insurance. The City Attorney and City staff have reviewed the text and recommend that it be approved by the Planning Commission.

### **Public Hearing**

**Chairman Talbot** opened the meeting to a public hearing.

### **Public Hearing Closed**

With no forthcoming comments, **Chairman Talbot** closed the public hearing.

### **Motion**

**David Safeer** moved that the Planning Commission approve the revisions to Chapter 31 Flood Damage Prevention Ordinance of the Farmington City Zoning Ordinance to adopt the new FIRM maps and revise language to meet Federal requirements for flood plain management.

**Randy Hillier** seconded the motion, which passed by unanimous vote.

### **Findings**

- The zone text change meets the FEMA standard but does not compromise the City’s flood plain boundaries.

**MISCELLANEOUS, CORRESPONDENCE**

**Discussion Item: Possible subdivision on Hughs/Stoddard property**

The applicant withdrew their request to have this issue discussed.

**ADJOURNMENT**

**Randy Hillier** moved that the Planning Commission adjourn at 7:26 p.m.

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*Jim Talbot, Chairman*  
*Farmington City Planning Commission*